



## 0.5 ACRE SOUTH FACING PLOT WITH PLANNING FOR A CONTEMPORARY 5,100 SQ FT HOME

FAIROAK, WESTON ROAD  
WILMSLOW, CHESHIRE, SK9 2AN

Freehold

savills



## A RARE OPPORTUNITY TO CONSTRUCT A PROPERTY IN ONE OF WILMSLOW'S MOST SOUGHT AFTER ADDRESSES

**FAIROAK, WESTON ROAD WILMSLOW, CHESHIRE, SK9 2AN**

### Freehold

5 bedrooms ♦ 3 bathrooms ♦ open plan living/dining/kitchen ♦ reception hall ♦ study ♦ gym ♦ cinema room ♦ utility room ♦ double garage

### Situation

Wilmslow train station 0.7 miles, Wilmslow town centre: 1 mile, Alderley Edge: 2 miles, Handforth Dean: 2.7 miles, Manchester Airport: 5.9 miles, Manchester city centre: 13.8 miles.

This exceptional development opportunity is situated on a highly desirable private road. Whilst in a secluded setting the property is within a 10-15 minute walk of Wilmslow station, leisure centre, high school and the thriving town centre itself. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive.

The area offers a wide choice of schooling with popular local state and private schools within easy striking distance. The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies around 6 miles away. Wilmslow station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

### Description

The sale of Fair oak represents a truly rare opportunity for perspective buyers to construct a property in one of Wilmslow's most sought after addresses.

Planning permission has been granted (reference: 18/1831M) for a stunning contemporary residence extending to over 5,100 Sq Ft over two floors. Set within a generous and particularly private 0.5 acre south facing plot, the property will enjoy a high level of seclusion yet the convenience of town centre amenities under 1 mile away.

Attention has been lavished on every detail resulting in a design of architectural merit and a home which will be perfectly suited to modern living.

The highlight of the living accommodation is the impressive open plan 29'6" reception hall. Double height glazing to either end connects the living space to the gardens and a suspended first floor galleried landing acts as a stunning centrepiece. The dining kitchen and living room are open plan to either side of the hall and overlook the rear gardens.



In addition there are three separate rooms to the ground floor which are particularly versatile and would suit a variety of uses such as a home cinema/ snug, study/play room, and a gym/games room. Completing the ground floor accommodation is a generously proportioned utility room, downstairs WC, a changing/cloak room and an integral double garage.

On the first floor to the right of the galleried landing there are two almost identically proportioned guest suites with matching en-suite shower rooms. To the left of the landing is the house bathroom, two double bedrooms with adjoining balconies to the front and an indulgent master bedroom suite with twin walk-in wardrobes, wide south facing balcony to the rear balcony and a generously proportioned en suite bath/shower room.

**Tenure:**

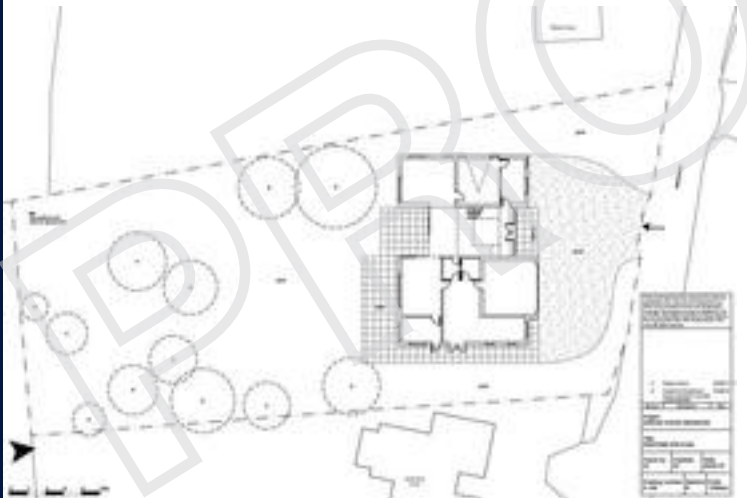
Freehold

**Local Authority:**

Cheshire East

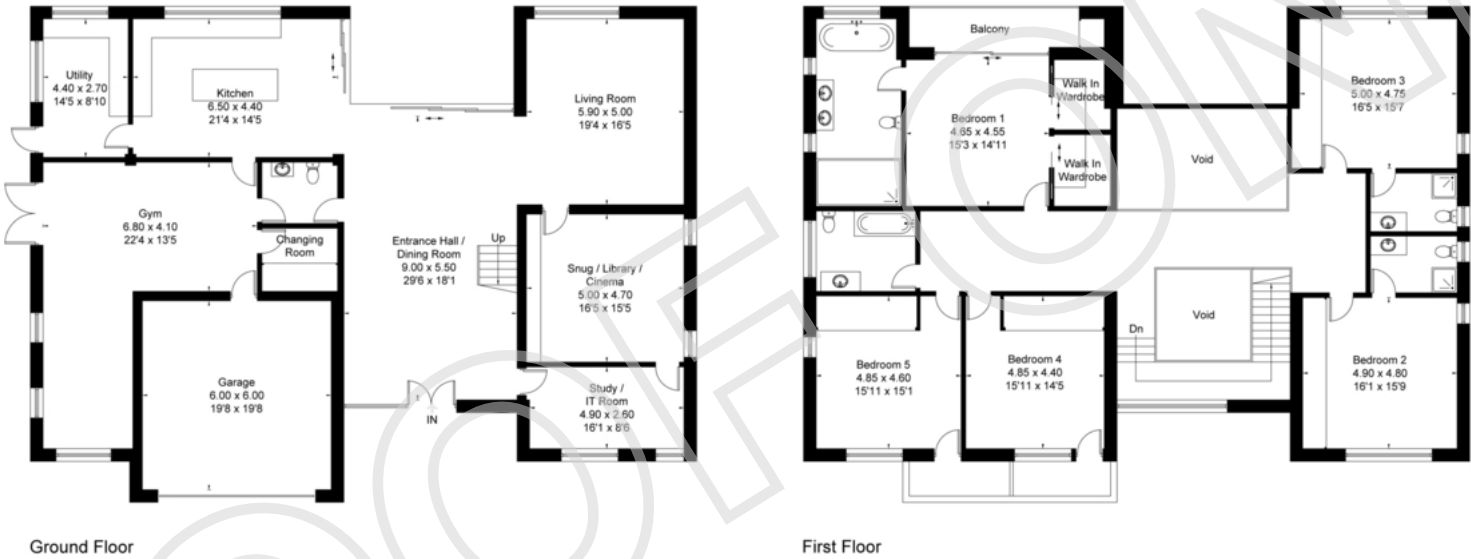
**Viewing:**

Strictly by appointment with Savills





Approximate Floor Area = 474.7 sq m / 5110 sq ft (Including Garage / Excluding Voids)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 